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Winchendon Redevelopment Authority WINCHENDON TOWN CLERK
109 Front Street
Winchendon, MA 01475

Phone: 978.297.3308
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Minutes
Regular Meeting
Monday February 10, 2020
4th Floor Conference Room

Members Present: Ken LaBrack, Les Goodrich, David Connor

Members Absent: Mike Barbaro, Dennis Casavant

Others Present: Keith Hickey, Town Manager, Tracy Murphy, Director of Planning and Development, Jenelle Sroczynski, Recording Secretary

Meeting called to order: 5:00 pm.

Approval of Minutes:

Motion to approve the minutes of the 1-13-2020 Regular Meeting Connor/LaBrack 3-0 Approved @ 5:00pm

Bills, Communication and Financials:

The invoices for Jenelle Sroczynski and National Grid were approved. *Motion to pay Jenelle Sroczynski and National Grid Connor/LaBrack 3-0 Approved @5:01pm.*

The Financial Reports were approved. *Motion to approve Financial Reports Connor/LaBrack 3-0 Approved @ 5:03pm.*

Unfinished Business:

Hillview Business Park:

WRA Sign: Ms. Murphy has reached out to a sign company. She has not received any feedback. The Wayfinding sign plan has no dimensions to follow. The signs need to be consistent. Dimensions need to be determined. Suggestions were made to contact Lyman Signs and MCany Signs.

Subdivision Completion Date: Ms. Murphy has sent Mr. Grazewicz an email for wetland delineation information. Mr. Hickey has no update from Weston Roots.

Mr. Hickey has had conversation with Kathy and Jamie Van Dyke regarding removal of the gravel pile. The Van Dykes are intending on completing a site plan application for the property they would like to develop on the opposite side of the street. The Authority has given the Van Dykes a deadline of May 15, 2020 to have dirt pile removed. Mr. Hickey to inform them.

Spring/Glenallen St. Park Updates: The transfer of the park is still on schedule for the spring town meeting. Ms. Murphy has placed both a Facebook ad and a Town of Winchendon website ad for a food vendor. She has not received any responses. She will place an ad in the Gardner News and the Winchendon Courier.

Plug In Stations: No update was provide.

WRA Parcels: Ms. Sroczynski has made adjustments to the Land Parcel Register. Mr. Connor will look into Webster St. parcel.

Planning & Development Updates: Ms. Murphy is looking for support for the FY 20 CDBG Application. Railroad Street is slated for reconstruction with the exception of new water lines. There is also a Fuel Assistance component. The total grant request is \$715,510. *Motion for Chairman Goodrich to sign letter of support Connor/LaBrack 3-0 Approved @ 5:30 pm.*

Ms. Murphy informed the Authority that Jason Dodge is selling his property on Route 202. The 3% deed rider is still active on this parcel and the Authority will realize a \$4,500 payment.

Ms. Murphy presented the Authority with a letter from Mr. & Mrs. O'Connor. They are abutters to the parcel the Authority owns on School Street. The O'Connors are interested in purchasing the property to extend their property. The assessed value of the land is \$49,300. The Authority has agreed to entertain an offer starting at \$22,500, and not go below \$12,500. Ms. Murphy will let the O'Connors know.

Town Manager Issues:

Mr. Hickey briefed the Authority that the bids for the Poland/Streeter School Renovations were due today at 11am. Two bids were received. One from the Montachusett Veterans Outreach Center, and one from an individual looking at the project as well. Mr. Hickey will be presenting both proposals to the BOS at the February 24 2020 meeting. A recommendation and determination will be made at that time.

The Lincoln Ave. Extension clean-up is ongoing. Once complete there will be a pad only site ready for redevelopment. Mr. Hickey intends to hand over to the Authority for redevelopment purposes.

Summer Street Redevelopment: Mr. Hickey informed the Authority the Brew Yard is still in the works. There will be an RFP issued when the time comes. Mr. Hickey expects there to be some environmental testing needed.

Franklin Street: The proposed marijuana growing facility has received a conditional approval from the CCC. Once renovations are completed an additional inspection will be needed for license approval. The next step will be going through the Planning Board.

New Business:

Mr. Connor would like to see the entrance way of Commercial Drive cleaned up and the saplings cut back. Mr. Hickey to check with DPW.

Adjournment: *Motion to adjourn: Connor/LaBrack: 3- 0 Approved 5:37pm.*

Meeting Adjourned at 5:40pm.

Respectfully submitted by:
Jenelle Sroczynski

Minutes Approved By:

Board Secretary
